

PLANNING & DEVELOPMENT SERVICES

NEWSLETTER

FEBRUARY 2011



Building a Better Community with You

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COCS CODE ENFORCEMENT GOES MOBILE

Did you know that 42% of Americans use smartphones and that number is expected to hit 50% by the end of this year? With the increased use of smartphones, it makes sense for the City of College Station to utilize them to do smart things! In addition to developing a mobile website designed for smartphones, the City is also partnering with SeeClickFix, a Civic Engagement company that helps citizens communicate with their city.

SeeClickFix is a web and smartphone-based application that allows citizens to report non-emergency issues to the City. We are now using this application to get feedback from citizens regarding some of our top code enforcement violations. Examples include, overgrown weeds and grass, accumulation of trash, junk vehicles, and overflowing trash containers. The application uses GPS to identify a specific location and links the location with a photo of the issue taken with the smartphone. Once an issue has been reported, SeeClickFix facilitates communication with the corresponding Code Enforcement Officer via e-mail and the Officer then determines the appropriate course of action. The Code Enforcement Officer can also e-mail the individual reporting the issue to keep them informed of the case's progress.

Once an account is created using SeeClickFix, a code enforcement issue can be tracked, voted on, and followed in designated "watch areas". Watch areas are areas that will trigger a notification if an issue is posted within the designated area. Watch areas have already been created for all of the Home Owner Associations in the City and for the College Station City Limits.

This application is available now for iPhone, BlackBerry, and Android phones. If you are part of the 58% of Americans who don't have a smartphone, simply visit www.SeeClickFix.com/College_Station to learn more about the features of SeeClickFix, including how to create a watch area. The City of College Station is proud to offer this new service to residents and we hope it will result in a better community in which to live, work, and play!

For more information on this exciting new service, please contact Venessa Garza at vgarza@cstx.gov or via phone at 979.764.3570.



CITY OF COLLEGE STATION
Home of Texas A&M University®

TRACKING THE NUMBERS

New Single-Family Homes:

YTD - 1 yr	YTD - 2 yr
↓ 24 %	↓ 18 %

Year-to-date, single-family home permits decreased in quantity when compared to last year at this time, February 2010, and decreased when compared with two years ago, February 2009.

New Commercial:

YTD - 1 yr	YTD - 2 yr
↑ 42 %	↑ 11 %

Year-to-date, new commercial permits experienced an increase in quantity when compared to last year at this time, February 2010, and an increase compared with two years ago, February 2009.

Total Permits:

YTD - 1 yr	YTD - 2 yr
↓ 24 %	↓ 8 %

Year-to-date, total permits experienced a decrease in quantity when compared to last year at this time, February 2010, and experienced a decrease when compared with two years ago, February 2009.

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BUILDING PERMIT TOTALS:

Month of February 2011						Month of February 2010		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	35	35	95,229	71,381	\$5,122,186	46	46	\$6,399,488
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	0	0	0	0	\$0	0	N/A	\$0
Residential Addition	7	N/A	2,484	2,169	\$240,704	5	N/A	\$210,755
Residential Remodel	6	N/A	3,983	3,788	\$302,654	13	N/A	\$282,478
Residential Garage/Carport Addition	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Demolition	2	N/A	N/A	N/A	\$2,600	1	N/A	\$5,000
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	1	N/A	\$11,022
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	6	N/A	36,032	35,411	\$3,570,927	3	N/A	\$410,000
Commercial Remodel	5	N/A	N/A	N/A	\$456,000	3	N/A	\$442,500
Commercial Addition/Retaining Wall	2	N/A	N/A	N/A	\$75,000	2	N/A	\$74,504
Commercial Demolition	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Commercial Slab Only	0	N/A	N/A	N/A	\$0	1	N/A	\$21,000
Swimming Pool	3	N/A	N/A	N/A	\$115,000	3	N/A	\$137,275
Sign	9	N/A	N/A	N/A	N/A	11	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	1	N/A	N/A	N/A	\$750	2	N/A	\$7,800
Roofing	4	N/A	N/A	N/A	\$22,990	36	N/A	\$158,300
TOTALS	80	35	137,728	112,749	\$9,908,811	127	46	\$8,160,122

January 1, 2011 - February 28, 2011						January 1, 2010 - February 28, 2010		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	59	59	168,488	125,692	\$9,343,138	78	78	\$12,071,226
Duplex	0	0	0	0	\$0	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	4	60	78,000	62,000	\$2,000,000	1	21	\$196,450
Residential Addition	9	N/A	3,460	2,920	\$324,204	9	N/A	\$474,045
Residential Remodel	18	N/A	3,983	3,788	\$493,849	21	N/A	\$336,608
Residential Garage/Carport Addition	0	N/A	N/A	N/A	\$0	1	N/A	\$9,000
Residential Demolition	11	N/A	N/A	N/A	\$37,070	1	N/A	\$5,000
Residential Slab Only-SF	0	N/A	N/A	N/A	\$0	1	N/A	\$11,022
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	1	N/A	\$100,000
New Commercial	10	N/A	55,183	54,326	\$5,180,927	7	N/A	\$8,275,500
Commercial Remodel	9	N/A	N/A	N/A	\$695,000	6	N/A	\$827,500
Commercial Addition/Retaining Wall	5	N/A	N/A	N/A	\$2,897,692	3	N/A	\$121,055
Commercial Demolition	2	N/A	N/A	N/A	\$24,000	0	N/A	\$0
Commercial Slab Only	0	N/A	N/A	N/A	\$0	1	N/A	\$21,000
Swimming Pool	3	N/A	N/A	N/A	\$115,000	3	N/A	\$137,275
Sign	15	N/A	N/A	N/A	N/A	23	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	2	N/A	N/A	N/A	\$93,370	5	N/A	\$18,300
Roofing	11	N/A	N/A	N/A	\$144,590	47	N/A	\$250,500
TOTALS	158	119	309,114	248,726	\$21,348,840	208	99	\$22,854,481



BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	276	233	144	112	18	13	6	802
FEBRUARY	178	197	130	91	21	2	3	622

CODE ENFORCEMENT ACTIVITIES SUMMARY:

MONTH	HEALTH & SANITATION	PROPERTY MAINTENANCE	PUBLIC NUISANCE	FIRE PROTECTION	TRAFFIC CODE	SANITATION	UDO/ ZONING	RENTAL REGISTRATION	MISCELLANEOUS	TOTAL
JANUARY	64	6	23	1	8	378	60	140	241	921
FEBRUARY	39	27	11	1	2	278	110	79	242	789

REZONING SCOOP:

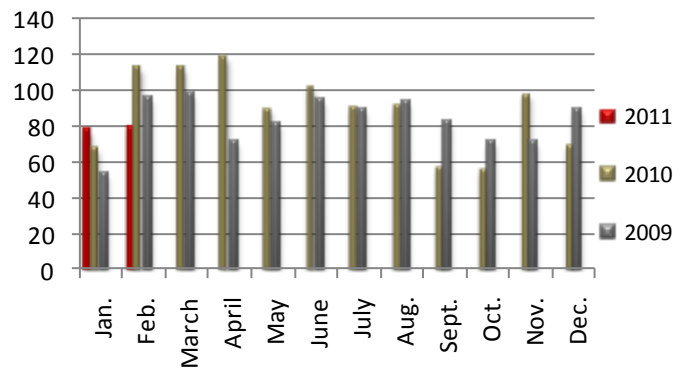
PROJECT NUMBER	LOCATION OF LAND	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
11-500012	2302 Longmire Drive	3.41	C1 & R6 to R6	3-Mar	Approved	3/24/11	
11-500022	1013 Eleanor	0.022	R1 to PDD	14-Apr			
11-500024	12900 Old Wellborn Road	2.39	AO to C2	14-Apr			
11-500036	100 Graham Road	1.70	M1 to C3	14-Apr			

POPULATION: The February 2011 population estimate is 94,964

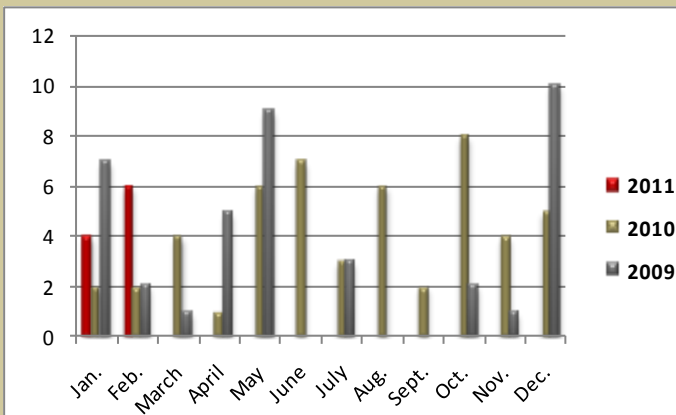
PERMITS BY TYPE
YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	59	59	\$9,343,138
Duplex	0	0	\$0
Tri-Plex/Four-plex	0	0	\$0
Apartment	4	60	\$2,000,000
New Commercial	10	N/A	\$5,180,927
Commercial Remodel	9	N/A	\$695,000

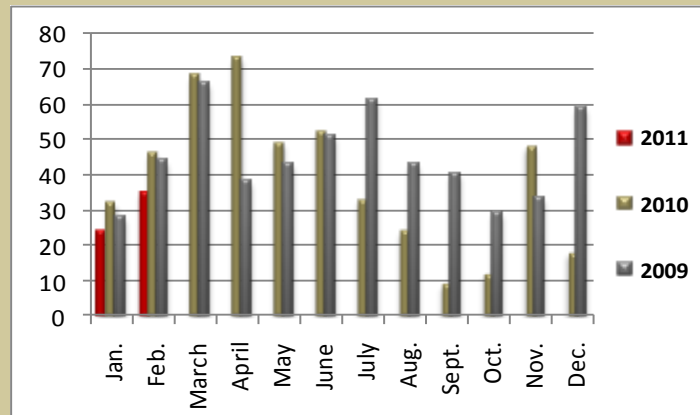
TOTAL PERMITS
3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS
3 YEAR—COMPARISON BY MONTH



NEW SINGLE FAMILY PERMITS
3 YEAR—COMPARISON BY MONTH



MOBILE FOOD VENDOR ORDINANCE AMENDMENT

On March 6, 2011, the City Council amended the Code of Ordinances, Chapter 4 "Business Regulations," to allow Mobile Food Vendors within City limits to operate as a year-round mobile business. The Itinerant Vendor ordinance, which was previously the only option for mobile vendors, permits a business to operate for a maximum of twenty-one (21) days per calendar year (3 days at a time). Though this ordinance successfully accommodates for visiting or special event-oriented businesses and is remaining an active ordinance for the permitting of such uses, it does not open the market to local entrepreneurs wishing to enter into this type of industry.

The new ordinance allows Mobile Food Vendors in all zoning districts except single-family residential and agricultural, unless the Vendor is operating in a public park or at a property that has an active building permit. It also restricts Mobile Food Vendors from being within three hundred feet (300') of a permanent food service business outside of Northgate and one hundred feet (100') of a business defined as a restaurant in Northgate.

The Brazos Valley Restaurant Association and Northgate Business Association, along with numerous restaurants in the Hospitality Corridor and prospective mobile vendors were included as stakeholders in the ordinance revision process. Stakeholders were given the opportunity to review drafts of the ordinance and were asked to provide comments and suggestions. In addition, many stakeholders were consulted during the drafting process for guidance and additional information. This ordinance was taken to the Planning and Zoning Commission a total of four times, two of which included a public hearing portion of the meeting, prior to proceeding to City Council that again included a public hearing.

A Mobile Food Vendor permit is available to mobile businesses that are associated with a fixed-location commercial kitchen or commissary within Brazos County. This ensures that the mobile vendor has access to inspected food storage facilities, preparation areas, and waste disposal. For additional information regarding this ordinance, please contact Lauren A. Hovde at 979.764.3570 or lhovde@cstx.gov. The ordinance may be viewed at <http://imaging.cstx.gov/DocView.aspx?id=511173&dbid=2> and a copy of the permit application may be retrieved from <http://www.cstx.gov/Index.aspx?page=2952>.

